

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
SEPTEMBER 1, 2018

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, SEPTEMBER 1, 2018 AT 8:05 A.M.

PRESIDENT KORY HOLMES CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. SUSAN WARNE JOINED THE MEETING IN PROGRESS.

MINUTES OF THE REGULAR BOARD MEETING HELD AUGUST 4, 2018, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, WITH TWO CORRECTIONS, UPON MOTION BY CHRIS HENNING AND SECONDED BY EDDIE RAMIREZ. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF AUGUST 31, 2018, WAS GIVEN BY KORY HOLMES. UPON MOTION BY KORY HOLMES AND SECONDED BY CHRIS HENNING, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL:

1. CHRIS KRAM AND HONEY DOAN HAVE APPLIED TO BUILD A 20' x 20' GARAGE AND TRAILER COVERING ON THEIR PROPERTY AT 1006 PARK VIEW LN. A MOTION TO APPROVE WAS MADE BY KORY HOLMES, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY.

2. DAVID DEBOARD HAS APPLIED TO BUILD A BARNDOMINIUM (30' x 40') ON HIS PROPERTY AT 409 RIPPLE CREED LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY EDDIE RAMIREZ AND PASSED UNANIMOUSLY.

GRIEVANCE: NONE

BUILDING RENTAL: ONE, ON SEPTEMBER 22, 2018.

SWIMMING POOL: JERRY POTENZA REPORTED THE POOL IS IN GOOD CONDITION. KORY HOLMES NOTED THAT THE POOL WILL BE CLOSING ON OCTOBER 1, 2018 FOR THE YEAR.

OLD BUSINESS:

1. THE BOARD RESOLVED TO MONITOR THE SUBDIVISION DUMP TO DETERMINE IF MORE DUMPSTERS ARE NEEDED. DON SHOCKEY REPORTS THAT THERE HAS BEEN NO OVERFLOW AND CURRENT CAPACITY IS SUFFICIENT. MONITORING THE DUMP WILL CONTINUE.

2. DON ALSO NOTED THAT THE BURN BAN, NOW IN EFFECT, PROHIBITS US FROM BURNING WOOD WASTE AT THE DUMP. **HE ASKS THAT MEMBERS REFRAIN FROM BRINGING WOOD WASTE TO THE DUMP UNTIL THE BAN IS LIFTED WHEN WET WEATHER RETURNS.**

3. CHRIS HENNING VOLUNTERED TO VISIT THE COUNTY ENVIRONMENTAL DEPARTMENT AND REQUEST THAT WE BE GIVEN PERMISSION TO BURN AT OUR DUMP DURING BURN BANS (WITH PROPER SAFEGUARDS), AS WE HAVE HAD IN THE PAST.

4. THE BOARD HAS BEEN INFORMED THAT ANOTHER PROPERTY OWNER IS ADVERTISING TO RENT HIS PROPERTY ON AIR BNB.COM. KORY HOLMES HAS INFORMED OUR ATTORNEY WHO WILL SHORTLY MAKE A RECOMMENDATION.

5. BURLERSON COUNTY'S ENVIRONMENTAL OFFICER HAS GIVEN US A LIST OF ITEMS THAT CONSTITUTE HOUSEHOLD WASTE THAT ARE PERMISSIBLE TO LEAVE AT OUR TRASH DUMP. THIS LIST IS ON THE WEB SITE INCLUDED WITH AUGUST MINUTES. A COPY CAN ALSO BE OBTAINED AT THE HOA OFFICE.

NEW BUSINESS:

1. TO ALL PROPERTY OWNERS: A **SPECIAL OPEN MEETING** WILL BE HELD ON **SATURDAY, SEPTEMBER 15, 2018 AT 8:00 AM** IN THE BCFPI COMMUNITY BUILDING FOR THE PURPOSE OF RECEIVING AND RECORDING ALL WRITTEN AND/OR ORAL NOMINATIONS FOR OPEN BOARD POSITIONS.

2. ON SEPTEMBER 17, A LETTER WILL BE SENT TO ALL BCFPI PROPERTY OWNERS PROVIDING INFORMATION PRESENTED BY NOMINEES, OR IF IT HAS BEEN DEEMED THAT NO ELECTION IS NECESSARY, PROPERTY OWNERS WILL BE NOTIFIED AS TO THE REASON WHY AN ELECTION WILL NOT BE HELD.

3. THIS IS TO INFORM YOU THAT THE BIRCH CREEK FOREST PROPERTIES INC. **ANNUAL MEETING** IS SCHEDULED TO BE HELD ON **SATURDAY, SEPTEMBER 29, 2018 AT 8:00 AM** IN THE BCFPI COMMUNITY BUILDING. DURING THE ANNUAL MEETING ELECTIONS (IF NECESSARY) WILL BE HELD FOR THE TWO BOARD OF TRUSTEE POSITIONS THAT ARE SCHEDULED TO BE AVAILABLE. THESE POSITIONS ARE CURRENTLY BEING HELD BY CHRIS HENNING (VICE-PRESIDENT) AND EDDIE RAMIREZ (SECRETARY).

COMMENTS FROM THE BOARD:

NOMINATIONS FOR THE OPEN POSITIONS WILL BE ACCEPTED FROM NOW TO THE DATE OF THE OPEN MEETING MENTIONED ABOVE.

COMMENTS FROM THE FLOOR: NONE

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREV. OWNER</u>
GARY CHELETTE	2	6	19, 20, 21, 22	JACK/JULIE RAMAGE
ALAN JOE DAVIS VALDEZ	2	7	65	ABELARDO/NORMA

THERE BEING NO FURTHER BUSINESS, A MOTION BY EDDIE RAMIREZ, SECONDED BY KORY HOLMES TO ADJOURN THE MEETING WAS APPROVED AT 8:20 AM.

THE NEXT MEETING WILL BE ON **SEPTEMBER 15, 2018 AT 8:00 AM** AT THE COMMUNITY BUILDING FOR THE PURPOSE OF RECEIVING AND RECORDING ALL WRITTEN OR ORAL NOMINATIONS FOR THE OPEN BOARD POSITIONS.

THE BIRCH CREEK FOREST PROPERTIES, INC. ANNUAL MEETING IS SCHEDULED TO BE HELD ON **SATURDAY, SEPTEMBER 29, 2018 AT 8:00 AM** AT THE COMMUNITY BUILDING. AT THE ANNUAL MEETING ELECTIONS WILL BE HELD (IF NECESSARY) FOR THE TWO BOARD OF TRUSTEE POSITIONS THAT ARE SCHEDULED TO BE AVAILABLE.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED TO BE HELD ON **SATURDAY, OCTOBER 6, 2018 AT 8:00 AM** AT THE COMMUNITY BUILDING.

THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY BOARD

MEETING OF THE _____ DAY OF _____, 2018.

SECRETARY

PRESIDENT